340 Canniff Place SW

Calgary | Active | MLS® A2349108

$617,499









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1975**	**1,336.55 sq. ft.**

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Listed by Real Estate Professionals Inc.

A closer look

Exceptional mid-century bungalow on a quiet cul-de-sac in desirable Canyon Meadows, backing onto green space and a children’s park. Offered to the market for the first time, this original owner home has been lovingly cared for since it was built. One of the larger original bungalows in the area, this home sits on a 64 foot lot and features a fabulous floorplan, generous room sizes and an abundance of natural light. Bright and welcoming, the living room flows into the kitchen and family room, where a classic brick wood-burning fireplace adds warmth and character. The home offers three bedrooms and 1.5 bathrooms, including an ensuite half bath in the primary bedroom. Its well-preserved original condition offers an exciting opportunity to renovate and personalize while building on a floorplan that already works beautifully. The private backyard has gated access to the neighbouring green space and park, while the undeveloped basement offers future development potential. Updates include a furnace in 2025 (warranty until 2035), hot water tank in 2020 , eaves, siding and roof in 2015. Close to Fish Creek Provincial Park, Canyon Meadows Golf & Country Club, Canyon Meadows Elementary, St. Catherine School, Robert Warren School and Dr. E.P. Scarlett High School, along with shopping, recreation and major roadways.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349108
Bedrooms	3
Bathrooms	2
Year Built	1975
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,336.55 sq. ft.
Below Grade Finished Area:	1,302.38 sq. ft.

Acreage:	No
Lot Area:	6,135 sq. ft.
Lot Frontage:	63'11"
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	7
Year built:	1975 (Age: 51)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	1
Plan:	731344
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Brick Facing, Family Room, Wood Burning

Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Canyon Meadows
Appliances:	Electric Cooktop, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom · 11'5" × 9'5" ·
Main Floor	Bedroom · 11'5" × 9'9" ·
Main Floor	Family Room · 15'4" × 12'6" ·
Main Floor	Foyer · 9' × 4'8" ·
Main Floor	Kitchen · 15'4" × 11'6" ·
Main Floor	Living Room · 15'4" × 12'8" ·
Main Floor	Bedroom - Primary · 13'1" × 11'8" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, No Back Lane
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/340-canniff-place-sw-calgary-a2349108/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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